

## **MINUTES**

### **BAR HARBOR ECONOMIC DEVELOPMENT TASK FORCE**

Tuesday April 28, 2009

2:00 PM

Council Chambers

Municipal Building

93 Cottage Street

Bar Harbor, Maine

#### **Members present:**

Pat Samuel (Chair), Barry Teater (Secretary), James “Howdy” Houghton, Karen Baksa, Matt Horton, Randy Sprague, Mark Hanscome, and Chris Vincenty. Kris Hultgren attended in place of Planning Director Anne Krieg. Town Council Chair Ruth Eveland also attended.

#### **Excused Absences:**

Chris Fogg

#### **Minutes:**

There were no minutes from the previous meeting.

#### **Regular Business:**

Most of the meeting was devoted to reviewing and recommending changes to the town’s Land Use and Zoning Ordinance regarding proposed downtown village districts, district standards, permitted uses, parking standards and home occupations.

At the suggestion of Pat Samuel and Matt Horton, a consensus emerged that restaurants and bars should not be permitted in the Downtown Village Transitional zone due to the noise they can create. The zone should encourage multi-family residential uses instead.

Task Force members agreed on the need to simplify and clarify definitions of Bed and Breakfasts to distinguish them from motels and protect them from unfair restrictions. Doing so would make operating B&Bs more financially feasible, thereby encouraging preservation of residential housing, a goal of the town.

Regarding home occupations, the town’s Comprehensive Plan addresses three general categories:

1. Small: those within existing structures (barns, etc.) run by family employees
2. Medium: those involving non-family employees on collector roads
3. Large: those located on major roads such as Highways 3 and 102

It was noted that the Land Use and Zoning Ordinance does not address the second category. Task Force members agreed that the Ordinance also should be rewritten to encourage home-based businesses yet prevent problems from emerging as these businesses grow. For these two reasons, members agreed that the home occupations regulations need further work. Pat Samuel asked members to suggest revisions before the next Task Force meeting.

**Next Meeting:**

The next Task Force meeting was scheduled for Tuesday, May 12, at 2 p.m.